

THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.

December 16th, 2014

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:16 P.M., Tuesday, December 16th 2014 in Cayce City Hall.

The Chairman called the meeting to order and upon roll call, those present and absent were as follows:

PRESENT: Jack L. Sightler, Jr., Chairman
Bruce Smith, Chair-Elect
Janice Mixon, Commissioner
Silvia Sullivan, Commissioner
Gilbert Walker, Secretary

STAFF: Howard Thomas, Lee McRoberts, Angel Cruz, Arthur Robertson

Mr. Smith opened with a prayer.

Upon motion of Mr. Smith, seconded by Ms. Sullivan the minutes of the meeting held October 21st, were unanimously approved.

Mr. Robertson gave the Operations Report for October, November and December. He stated that no accounts were sent to the Magistrate, there were no accounts over thirty days old, 17 work orders were received in October, 19 received in November, and 12 received in December. 17 were completed in October, 19 in November and 12 in December. No emergency work orders were received and no work orders remained at the end of November.

Chief Cruz gave an update on security in Cayce. A fire occurred in a unit on Poplar St. in October. Based on the investigation, it was started by children playing with a lighter. Mr. Walker and Mr. Robertson met with the resident and are confident that it was an accident. The family in the burned unit and adjoining unit were temporarily relocated. The burned unit sustained significant damage and an RFP has been issued to complete the repairs, the adjoining unit only suffered smoke damage and the family has already moved back in. The Insurance Reserve Fund has approved moving ahead with the work and staff estimates it will take approximately 30 days.

There was a general discussion regarding the Fire Department's response time and apparent confusion at the scene when trucks arrived. Water was not readily available and a pumper truck had to be dispatched 30 minutes after the fire began to bring water to the scene. Damage was estimated at approximately \$60,000 and could have been less if the fire had been put out more quickly. Chief Cruz also reported that authorities

performed a welfare check on children at another unit on Poplar St. and they were fine; a report was filed for the incident.

Mr. Walker said that staff is still waiting on more specific information regarding the transition to RAD. Congress expanded the program to include all 185,000 units that applications were submitted for over the summer but have not issued additional instruction. Housing authorities will have a year to complete their due diligence about the program and can change their mind at any time during that period. The Columbia Housing Authority is not transitioning to the RAD program but is looking at other ways to rehabilitate older communities like Allen Benedict Court and Gonzales Gardens.

Mr. Walker gave an update on the proposed project with Lexington County Community Development. Staff has contacted the owners of the properties previously discussed and both have expressed interest in selling at the appraised prices. The quadraplex previously owned by Judge Green appraised at \$26,000 and the duplex on Lucas St will be appraised soon. Lexington County has set aside \$400,000 for acquisition and rehab. Once a design is formulated, it will be brought to the Board for review and approval. Staff believes the work can move quickly as it will not require any approval from City Council, asbestos abatement is the biggest concern for both properties at this time.

There being no additional business, the meeting adjourned at 5:50 pm.



Secretary

APPROVED:



THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.

December 16, 2014

ANNUAL MEETING

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:50 P.M., Tuesday, December 16 2014 in the Cayce City Hall.

The Chairman called the meeting to order and upon roll call, those present and absent were as follows:

PRESENT: Jack L. Sightler, Jr., Chairman
Mr. Bruce Smith, Chair-Elect
Janice Mixon, Commissioner
Silvia Sullivan, Commissioner
Gilbert Walker, Secretary

STAFF: Howard Thomas, Lee McRoberts, Arthur Robertson, Angel Cruz

The Chair stated that the purpose of the Annual Meeting is to elect Officers for the upcoming year.

The floor was opened to nominations for Chair and Vice Chair. Ms. Sullivan moved that the current officers remain in their positions and serve in their capacities during 2014; seconded by Mr. Smith it was unanimously approved.

There being no further business, the meeting adjourned at 5:55 p.m.

Secretary

APPROVED: _____
Chairman